

B.T.A. PROPERTIES, Inc.

Please respond to:

[] P. O. Box 933
Lakewood, NJ 08701
201/905-8588

[] 877 Broad Street
Newark NJ 07102
201/624-2152

September 13, 1990

Hon. Sharpe James
Mayor
City Hall
Newark New Jersey 07102

via FAX # 733-5352

Dear Mayor James:

Re: Brick Towers Apartments
685 & 715 Dr. Martin Luther King Jr. Blvd.
Newark, N.J.

This letter is written regarding recent complaints by several tenants about the elevators at Brick Towers Apartments.

At present there is elevator service in both buildings, with one of the two elevators in each building operating. The principal problem we are facing is elevator vandalism, usually when elevators are stopped between floors for illicit purposes, resulting in micro-chip circuit board burnout, and similar abuse. We are under a Maintenance Contract at \$1,200. per month with a very reputable firm, ACE Elevator Co. of Palisades Park, NJ. Over and above the regular monthly maintenance costs, we have incurred an additional repair cost of approximately \$21,000., over the past 12 months, primarily due to elevator abuse. I have personally, and in concert with several concerned tenants, met with two City Council members in an effort to gain help to combat the security/vandalism problems at Brick Towers specifically, and the Central Ward in general. I have also reached out to key leaders in the neighborhood such as Ms. Blonnie Watson and Charon Motayne in an effort to develop a common strategy to combat the menace of rampant drug trafficking in the neighborhood. Needless to say, I've repeatedly met with the top echelon of the Essex County Narcotics Bureau. We are presently spending astronomical figures for security, but with little result.

We have commissioned an elevator engineer, John C. Weldin, P.E. of Bergenfield to develop a set of specifications for State required fire-safety improvements to the elevators, projected to cost over \$200,000. The specification were prepared and have been sent out in a Request for Bid Proposals. Two proposals are in and we anticipate contracting the work, when we have a minimum of three proposals, in the immediate future. While this work will not relieve the vandalism problem, it will restore an additional elevator to service in 715 building, so as to afford at least a back-up elevator.

Regarding the general conditions at Brick Towers, I enclose a copy of the Physical Inspection conducted recently, as well as two sample testimonial letters from tenants at the building. Extensive repairs and improvements have been recently completed throughout the buildings.

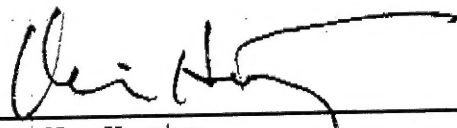
In closing, our Property Manager, Ms. Jan Mathison, advises me that the recent complaints were triggered on Wednesday, as a result of court-ordered tenant lock-outs for failure to pay rent, and not by conditions at the building, which as you can see from the enclosed are superior today than they've been in the past ten years. This seems to be borne out by the fact that the protest has begun some two days after elevator service has been restored, but on the day of the lock-outs. It is my understanding that the tenants first contacted your office regarding the lock-outs.

Should you require any additional information or documentation, please do not hesitate to request same. I would also be available to meet with you at your convenience, if need be.

I sincerely share your concern for minimizing any adverse publicity to Newark, and will continue to work with you as I have in the past, in every way possible, towards a better and prouder Newark.

Sincerely,

B. T. A. Properties, Inc.



Meir N. Hertz
President

MNH:pc